



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, June 29, 2005

2005-0436: Velimir Sulic [Applicant] **Debora Sawyer-Poch and John Poch** [Owner]: Application for a Parcel Map on a 20,700 square-foot site to allow for a two lot subdivision. The property is located at **945 Reed Avenue** (near S. Wolfe Road) in an R-0 (Low Density Residential) Zoning District. (APN: 213-04-093)

In attendance: Velmir Sulic, Applicant; John Poch, Owner; Gerri Caruso, Administrative Hearing Officer; Steve Lynch, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Steve Lynch, Project Planner, stated that the applicant proposes to subdivide an existing residential parcel, containing two single-family residences, into two separate parcels. Parcel 1 currently has access from Reed Avenue and will continue to take access from Reed. Parcel 2 has street frontage on Blue Bonnet Drive, but will take access from Reed Avenue due to the configuration of the existing residence. A 20 foot wide ingress and exit easement will be recorded with the Parcel Map to formally allow Parcel 2 to gain access. A Condition of Approval has been added that requires Parcel 2 to take access from Blue Bonnet Drive when the property redevelops in the future.

Ms. Caruso opened the public hearing.

Velimir Sulic, Applicant, The applicant had questions on the Conditions of Approval. Mr. Sulic stated that he has no problem demolishing the garage and would like a 6-12 month leniency due to financial constraint. Ms. Caruso asked the applicant questions regarding the property line and garage.

John Poch, Owner, stated a few facts in regards to the history of the property.

Ms. Caruso closed the public hearing.

Ms. Caruso has taken the application under advisement. The application was approved by Gerri Caruso, the Hearing Officer on Friday, July 1, 2005. With an added condition of approval that the applicant can bond for the undergrounding and demolition of the garage.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:50p.m.

Minutes approved by:

Gerri Caruso, Principal Planner

